

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

Subway Station Lots-- The "Fortune-Makers" of Real Estate

New York City lots, at or near subway stations, have a wide market, because of their accessibility, and availability for business buildings, stores, apartments and dwellings.

The late John C. Rodgers, subway builder and contractor, had advance subway information. He bought real estate accordingly with great foresight. He did not put "all of his eggs in one basket." He bought lots variously located, but—always in the direction toward which transit and population were moving.

The only opportunity the public has ever had to buy these lots "at their own price" is the

ABSOLUTE EXECUTRIX' AUCTION

To Close the Estate of JOHN C. RODGERS, Dec'd,
Subway Builder and Contractor, who "knew" New York City Real Estate

Tuesday, November 22nd

at 12 o'clock, noon, in Exchange Salesroom, 14 Vesey St., N. Y. C.

375 Manhattan and Bronx Lots

to be sold separately, for whatever they may bring.

Riverdale Ave. and 263rd St.

Opposite Van Cortlandt Park, near Broadway

174 LOTS suitable for one and two family houses and bungalows, located on Riverdale, Delafield, Liebig and Tyndall Avenues, just North of 261st St., opposite the Academy of Mount St. Vincent, and extending beyond West 263d St. to the Yonkers City line.

Visit This Property To-day

Broadway and 225th St.

At Subway and N. Y. C. R. R. Stations

25 LOTS, about 120 feet on Broadway, at S. E. corner of 225th Street, extending East almost to Harlem River.

Visit This Property To-day

Jerome Ave., Bronx

At 167th St. Subway Station.

21 LOTS, Jerome Ave., Anderson Ave., and 166th St., including four parcels at Southwest and Northwest corners of Jerome Ave. and Anderson Ave. and 166th St.

Visit This Property To-day

Washington Heights—Fort George Hill

Broadway Terrace—193rd St.—Fairview Ave.

43 LOTS, just East of Broadway, overlooking Dyckman section and close to 191st St.—Broadway Subway Station.

Visit This Property To-day

Fordham Road—Sedgwick Ave.

Near 207th St. and Fordham Road Subway Stations, 6th and 9th Ave. "L" and N. Y. C. R. R. Stations. FIVE PARCELS, on Fordham Road, Sedgwick Ave., West 184th St., Cedar Ave. and Harlem River Terrace, including valuable corners, at entrance to 207th St. Harlem River Bridge.

Visit This Property To-day

Baychester Ave. and Gun Hill Road

At Baychester Station N. Y., N. H. & H. R. R.
Close to Lexington Ave. Subway Terminus

ABOUT 200 LOTS, variously located on Baychester Ave., Gun Hill Road, Mace, Waring, Ely, Grace, Edison, Stillwell, Bassett, Hilder, Deering and Palmer Aves., with a considerable frontage on Givan's Creek. Pelham Bay Park, Pelham Bay and Isaac L. Rice Playfield are near by. Five Cent fare zone. Frame construction permitted.

Visit This Property To-day

Westchester Ave., Yonkers, N. Y.

10 LOTS, 260 feet on Westchester Ave. and 214 feet on Pennsylvania Ave., at Crestwood, Yonkers, with some lots extending through, including valuable junction point.

80% 10% on day of sale, 10% in 30 days
in monthly installments of 2%.

66 2/3% at 6%—60% at 5 1/2%—50% at 5%
may remain on mortgage.

Lawyers Title & Trust Company Title Policies Free.

Savings Bank books, on proper assignment, as well as
Liberty Bonds at market value will be accepted as deposit.

Messrs. CONWAY, KELLOGG & O'BRIEN, Attorneys,
49 Wall Street, New York

Visit This Property To-day

Send for Bookmap

67 LIBERTY ST., NEW YORK CITY

Joseph Day
Auctioneer

Every City Has a Centre

—that stands out more prominently than any other single location as a centre "With a Future."

The Centre of Jamaica

—is the location of the main station on the L. I. R. R., the principal station on the 5-cent fare B. R. T. Subway-Jamaica "L," the route of the trolley to Manhattan, the Automobile "short-cut" to the Rockaways, and of

Sutphin Boulevard

"a centre with a future," and the location of a number of the

300 Home-Building Sites

I will sell separately, for an institution, at

Absolute Public Auction

for whatever they may bring

On Sutphin Boulevard, Lincoln Ave.,
Wyckoff St. and adjacent thoroughfares.

Next Tuesday Night, Nov. 15th

At 8 o'clock, Brooklyn Real Estate Exchange, 189 Montague St.

70% @ 6%—60% @ 5 1/2%—50% @ 5%
may remain on mortgage.

Title Guarantee & Trust Co. Title Policies Free

Savings Bank books, on proper assignment, as well as
Liberty Bonds, at market value, accepted as deposit.

Messrs. DeFOREST BROS., Attys., 30 Broad St., N. Y. City

VISIT THE PROPERTY TO-DAY

Take B. R. T. Lexington Avenue elevated (Jamaica line), to Sutphin Boulevard Station. Walk south to property, where my representative will meet you.
L. I. R. R. from Penn. Station, N. Y., or Flatbush Ave., Brooklyn, to Jamaica (Main Station). Walk south to property, where my representative will meet you.

Send for Bookmap.

Joseph Day
Auctioneer
67 LIBERTY ST.

Estate of James A. Mahony

I. Howard Lehman, Attorney, Trinity Bldg., N. Y. C.

ABSOLUTE AUCTION SALE

By Order of the Executors

TUESDAY, NOVEMBER 29TH

At NOON, Exchange Salesroom, 14 Vesey Street, N. Y. C.

James A. Mahony, deceased, was one of the shrewdest real estate investors of the last generation. He died, in 1917, leaving many well-located vacant properties on Washington Heights, Upper Broadway, Dyckman Section, Jerome Avenue, Kingsbridge and Fordham sections of The Bronx, and in Yonkers.

These properties are all ideally situated for immediate improvement. They were selected by Mr. Mahony because of their nearness to new transit lines, PLANNED at the time he made his purchases, and which since have been FULLY COMPLETED and are NOW IN OPERATION.

Except for the Yonkers property, all of these holdings are subject to Tax Exemption if promptly improved with Dwellings, or Apartments Houses.
Financial institutions have assured us they will make reasonable building loans for the improvement of these properties.

Following is a list of the properties to be sold:

WEST 169TH STREET—Block of 12 lots with frontages on Fort Washington Avenue and Haven Avenue. One block from West 168th Street Interborough Broadway subway station, and just north of the site of the new \$10,000,000 Columbia College-Presbyterian Hospital.

LEXINGTON AVENUE—Northwest corner 120th Street; Subway Station Lexington Avenue and 125th Street; trolley cars on Lexington Avenue, 65 ft. x 100.11 ft.

POST AVENUE—Plot at southwest corner Academy Street, Dyckman section. Size 150 ft. x 100 ft.

ELWOOD STREET—West side, 100 feet north of Nagle Avenue. Trolley on Broadway, few feet north of property. Plot of three lots.

JEROME AVENUE—Block front, south side Mount Eden Street, running to Townsend Avenue. Mount Eden Street Interborough Jerome Avenue subway station at this corner. Trolley cars on Jerome Avenue. Large plot of lots.

KINGSBRIDGE TERRACE—Northwest corner of Nindham Place. Trolley on West Kingsbridge Road (West 225th Street), a few feet from the plot. Plot, 50 ft. x 89 ft.

BAILEY AVENUE—South side, 105.78 feet north of Summit Place, 2 blocks from 231st Street Interborough-Broadway subway station and one block from trolley line on Fort Independence Street. 100 ft. x 101 ft. irregular.

60% at 6%—55% at 5 1/2%—50% at 5% may remain on mortgage

MORGENTHAU JR.
Agents
206 Broadway, New York

Send for Bookmap

BROADWAY—Northwest corner of West 232nd Street and Kingsbridge Avenue. Subway station at Broadway and 231st Street. Trolley cars on Broadway. Plot of 64 lots.

GILES PLACE—West side, 150 feet south of Cannon Place. Plot, 75 ft. x about 150 ft.

SEDGWICK AVENUE—145.59 feet north of West Kingsbridge Road. Sedgwick Avenue trolley passes on this block. There are also trolley cars on West Kingsbridge Road. 75 ft. x 142 ft.

GILES PLACE—East side, 84.4 feet north of Fort Independence Street. (Trolley). Plot of 15 lots.

SEDGWICK AVENUE—West side, 352.09 feet north of Fort Independence Street. (Trolley). 50 ft. x 100 ft.

SEDGWICK AVENUE—East side, between West 183rd Street and West Fordham Road (Route of Trolley). Plot, 88.2 ft. x 132 ft. x irregular.

BAILEY AVENUE—East side, between Knox Place and West Kingsbridge Road (West 225th Street). Trolley on West 1 Kingsbridge Road (225th Street). 100 ft. x 100 ft.

MCLEAN AVENUE—Tibbitts Road and Sedgwick Avenue—Yonkers, N. Y., right at Lincoln Station of N. Y. C. and Putnam R. R. Trolley cars on McLean Avenue. Several blocks of vacant lots.

Joseph Day
Auctioneer
67 Liberty St., New York

SPECIAL SALES DAY—Monday, Nov. 21st

AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y. CITY

Absolute Sale 30 Bronx Subway Lots

To be sold separately.
St. Raymond's & Castle Hill Aves.
Bet. Odell and Purdy Sts.
172.5 ft. N. of E. 108th St.
2 1/2 story frame dwelling—9 rooms & bath.
Size 55.8x152.2x30x136.
W. STEBERNS SMITH, Atty.
462 E. 107th St., New York City.

ESTATE SALE

Estate of Maria Jones
and Sarah M. Garretton, Dec'd
Stephen O. Lockwood, Esq., Trustee
Block Bounded by
Lafayette, Pearl and Elm Sts.
(To be sold as one Parcel)
Suitable for Immediate Improvement.
Messrs. Lockwood & Lockwood, Attys.
120 Broadway, N. Y. C.

ABSOLUTE SALE

Estate of John R. Sufferin, Dec'd.
Title Guarantee & Trust Co. & Alfred A. L. Bennett, Esq., Executors & Trustees
3123 Park Ave.
(172.5 ft. N. of E. 108th St.)
2 1/2 story frame dwelling—9 rooms & bath.
Size 55.8x152.2x30x136.
W. STEBERNS SMITH, Atty.
462 E. 107th St., New York City.

MANHATTAN INVESTMENTS

44-46-48 Lexington Ave.
129 East 24th St.
To be sold separately and in one parcel.
Four 3 story and basement brick dwellings.
Size of plot 59.3x60. "L" to 24th St. 20x89.5.
MESSRS. WESCHLER & KOHN, Attys.
128 William St., N. Y. City.

ESTATE SALE

Estate of A. Crittenden Ayres, Dec'd.
G. Ross McKee, Esq., Executor.
355-357 Eighth Ave.
& 302 West 28th St.
To be sold separately and as one parcel.
Two 4 story and one 3 story brick tenement with stores. Size 51.1x45.5x53.8.
C. W. G. BAITER, ATT'Y.
261 Broadway, New York City.

BRONX INVESTMENT

761 Elton Ave.
(Bet. 156th & 157th Sts.)
3 story frame dwelling with stores.
Size 33.5x100.

NORTH BERGEN TENEMENTS

5398-5400-5402 Hudson Blvd.
(260.98 ft. N. of Hamilton Ave.)
Three 2 story frame tenements with one store. To be sold as one parcel. Size of plot 75x160.

TRUSTEES' SALE

Estate of Adam Nolz, Dec'd.
By order of the Trustee.

213-215 East 5th St.

(Bet. Second and Third Aves.)
Two 5 story brick tenements with stores to be sold separately. Size of each 25x97.

ESTATE SALE

Estate of Lucy Page Whitehead, Dec'd.
Willoughby L. Webb, Esq.,
Auxiliary Executor.

221 Wooster St.

(Bet. West 3rd & Bleecker Sts.)
4 story brick lot building. Size 22x71.3.
MESSRS. CHURCHILL, MARLOW & HINES, Attys.
63 Wall St., N. Y. City.

E. S. Cambreling Ave.

(135 ft. N. of E. 188th St.)
4 story store and garage store Feb. 1st ready for improvement. Size 50x146.0x8.
HENRY WENDT, Atty.
60 Nassau St., N. Y. City.

339-341 East 5th St.

(Bet. First and Second Aves.)
Two 5 story brick tenements with stores to be sold separately. Size of each 25x97.

MANHATTAN TENEMENTS

87-89-91 Cherry St.
(Bet. James and Oliver Sts.)
Three 3 1/2 story brick tenements with stores, to be sold as one parcel. Size of plot 50x172.

218 Cherry St.

(Bet. Pike & Pelham Sts.)
6 story brick tenement with stores.
MESSRS. ARNSTEIN & LEVY, Attys.
295 Fifth Ave., N. Y. City.

WEST BRONX DWELLING

2201 University Av.
(Bet. 181st & 183d Sts.)
2 1/2 story studio house with 12 rooms and 3 baths; 1-car garage. Size 50x100.
Possession in 30 days.

Send for Bookmap

TELEPHONE CORTLANDT 0744

Joseph Day
Auctioneer

THE LATE COL. EDWARD M. KNOX

was founder of the well known hat firm of

KNOX & CO.

COL. KNOX City Residence Was at 18 East 83rd St., near 5th Ave., New York.

His Country Place Was

"DOWNSBURY"

AT RIDGEFIELD, CONN.,

THE SHOW PLACE OF THE ENTIRE SECTION

THIS MAGNIFICENT ESTATE

COMPLETE IN ITS ENTIRETY

Large furnished modern residence, all necessary outbuildings, including stabling for 36 horses, together with 300 ACRES beautifully laid out and a PRIVATE RAILROAD STATION (local and express stops, branch line of New York, New Haven and Hartford Railroad) on the property, will be sold at

ABSOLUTE AUCTION

to the highest bidder, regardless of price

SATURDAY, DEC. 3RD,

at 3 P. M., in large entrance hall of the mansion house

ARTHUR C. SHERIDAN, Auct'r

152 B'WAY, NEW YORK

WILLIAM J. ROOME & CO., Inc.,
Agents
177 Madison Ave., New York

MONDAY NIGHT Nov. 14

at 8 P. M. IN THE

BROOKLYN REAL ESTATE EXCHANGE,
189 MONTAGUE STREET,

PUBLIC AUCTION

93 BAY RIDGE LOTS

BROOKLYN, located on

46th St., Bet. 6th and 7th Aves.; 70th and 71st Sts., Bet. 8th and Ft. Hamilton Aves.; 74th St., near Narrows Ave.; 89th St., Bet. 3d and 4th Aves.; 72d St., Near 21st Ave., and 86th St., Between 13th and 14th Aves.

Built Up and Rapidly Improving Sections. Opportunity for builders, home-seekers, investors and speculators. Buy and start to build before tax exemption expires.

70% ON MORTGAGE

If desired, Send for illustrated bookmap.

JEROME JOHNSON JR., C. Auctioneer, 189 Montague St., Bldg. Phone 1238 Main.

PUBLIC AUCTION

Monday Night, Nov. 14th

8 O'CLOCK, REAL ESTATE EXCHANGE, 189 MONTAGUE STREET, BROOKLYN.

2 Lots, 20x127.9 1/2 Each

CROWN STREET

N. E. bet. Schenck and Utica Aves., Eastern Parkway Section, 4 short blocks to Utica Ave. Subway Station; street opened; sidewalks and curb. 60% may remain on mortgage. Send for map, Jerome Johnson Jr., C., Auctioneer, 189 Montague St. Phone 1238 Main.

ARTHUR C. SHERIDAN, Real Est. Auction'r
152 Broadway, Cort. 1278.

ABSOLUTE AUCTION SALE

30 Choice Bronx Subway Lots

Fully improved, with sewer, water, gas, sidewalks, etc.

To Be Sold Separately

In Unrestricted District

Castle Hill Ave., St. Raymond's Ave., Purdy and Odell Sts.

Including 2 Corners.

Monday, November 21, 1921

AT 12 O'CLOCK, NOON, IN EXCHANGE SALESROOM, 14 VESSEY ST.

60% at 5%—70% at 5 1/2% or 80% at 6%

HOW TO REACH THE PROPERTY: These well located lots are only 2

Interboro Subway at Castle Hill and Westchester Aves., which is now in operation.

Messrs. Loeb, Ash & Weiler, Attys., 175 Fifth Ave., New York City.

Send for particulars to

67 Liberty St. Telephone

Joseph Day
Auctioneer
Cortlandt 0744

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE.

—First Mortgage Money—

To Loan

On Dwellings, Apartments and Business Buildings

WOOD-DOLSON CO., Inc.
141 Broadway, Recker 1254

BUILDING LOAN MONEY

Long term loans in any amount on four, five and six story walkups.
ELISHA SNITZIN,
135 Broadway. Phone 56